

19.68.050 Lot width and yards.

In the M-2 zone:

A. Single-family Dwelling on the Same Lot With Other Uses.

1. The required fence shall constitute the property line for the purpose of yard requirements where an actual property line does not exist.
2. The minimum side yard shall be five feet and the total width of the two required side yards shall be less than sixteen feet. On corner lots, the side yard which faces on a street shall not be less than twenty feet.
3. The minimum depth of the rear yard shall not be less than fifteen feet.
4. The width of the yard at any point shall be equal to or greater than the maximum width of the dwelling plus the required side yards.

B. Single-family Dwelling Retained on a Separate Lot.

1. The minimum side yard shall be five feet, and the total width of the two required side yards shall not be less than sixteen feet. On the corner lots, the side yard which faces on a street shall not be less than twenty feet.
 2. The minimum depth of the rear yard shall be fifteen feet.
 3. The minimum depth of the front yard shall be twenty feet.
 4. The minimum width of the lot shall be sixty feet.
 5. Access shall be from a private right-of-way or public street with a minimum width of thirty feet.
- C. Other Uses.** None, except no commercial or industrial building or structure shall be located closer than twenty feet to any street. (Prior code § 22-30-5)